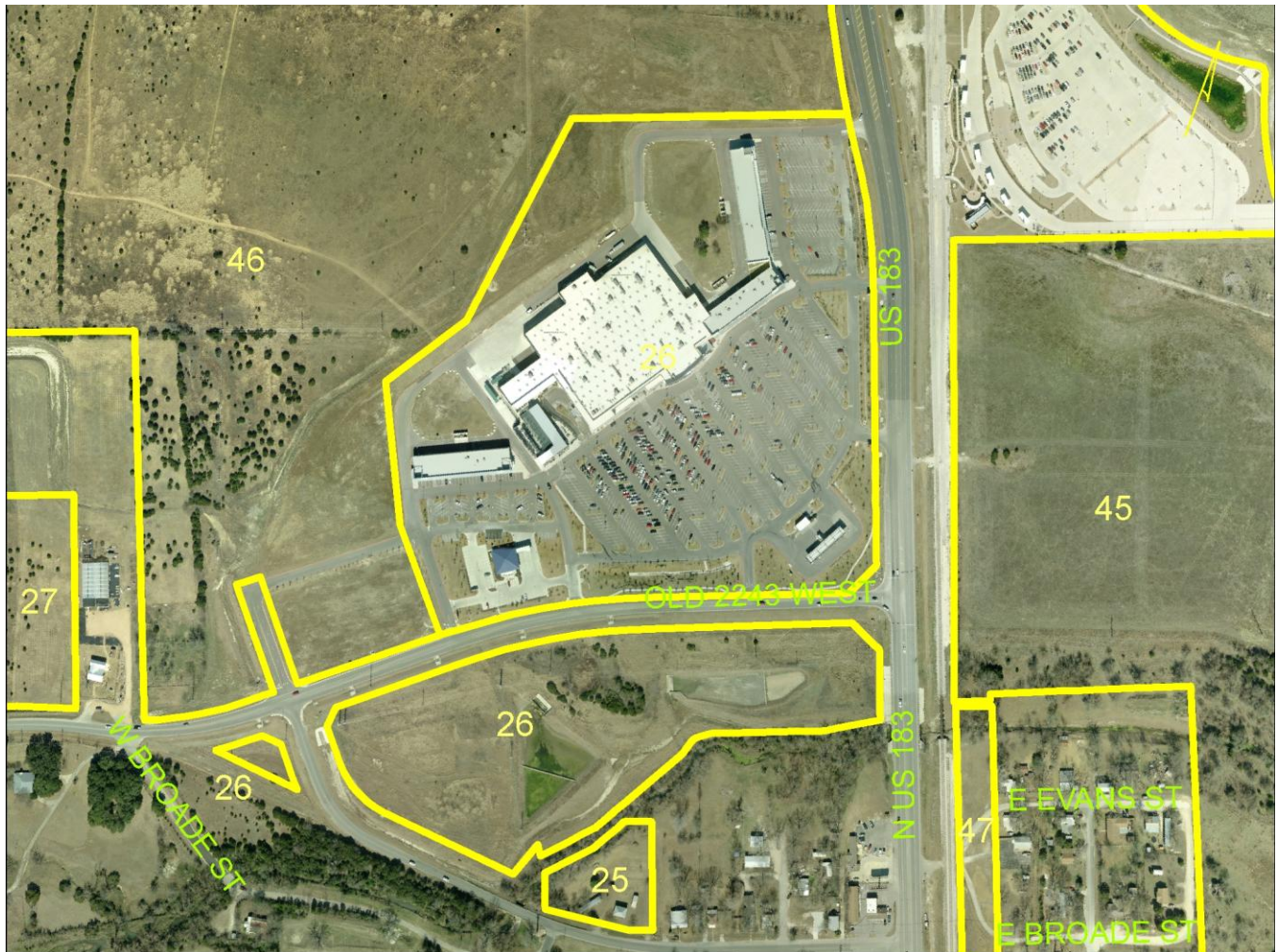


**56.25 Acres/22.7 Hectares**  
**The Forum Shopping Center (200,000 square feet/18,581 square meters)**

**Site 26**



56.25 acres/22.7 hectares

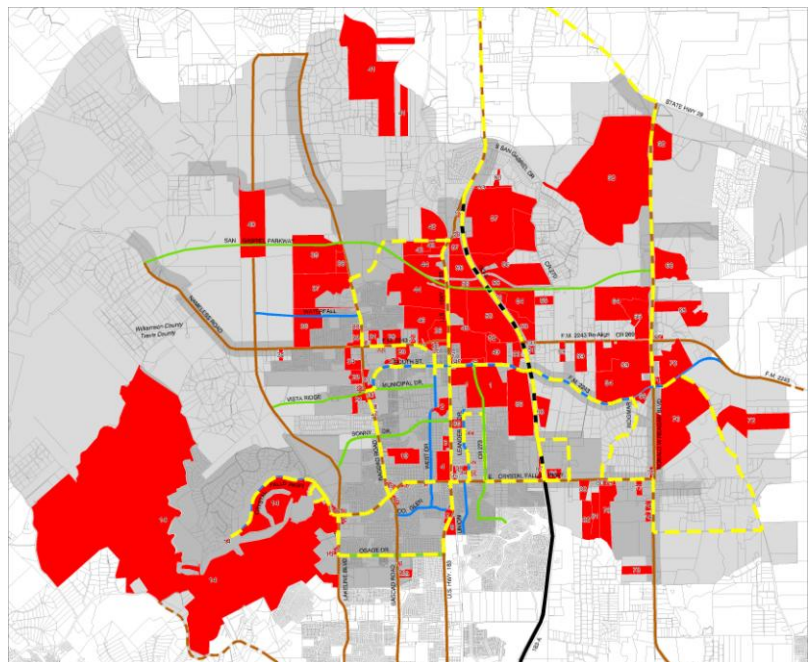
US 183 frontage east, RR 2243 frontage south with additional pad sites

Utilities

200,000 square feet/18,581 square meter retail complex

Zoning - General Commercial

Mr. Brett A. Baker  
H-E-B Grocery, Inc.  
P. O. Box 839955  
San Antonio TX 78283-3955  
(210) 938-8290 phone  
(210) 938-7788 facs  
[baker.brett@heb.com](mailto:baker.brett@heb.com)  
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City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ 512.528.2852

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**56.25 Acres/22.7 Hectares**  
**The Forum Shopping Center (200,000 square feet/18,581 square meters)**

**Site 26**

<b>Property</b>				
Total Acreage: <a href="#">56.25 acres/22.7 hectares</a>			Map: <a href="#">MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. T &amp; X</a>	
<b>Location</b>				
City: <a href="#">Leander</a>			County: <a href="#">Williamson</a>	
Address/Directions: <a href="#">651 North US Highway 183, Leander TX 78641</a>				
Within City Limits: <a href="#">Yes</a>			Distance from City Limits: <a href="#">Not Applicable</a>	
Distance to US Highways: <a href="#">immediate frontage east</a>			Type of Zoning: <a href="#">General Commercial</a>	
Distance to Interstate Highways: <a href="#">11 miles/17.7 kilometers</a>				
<b>General Site Information</b>				
Previous Use of Site: <a href="#">Farm Land</a>		General Condition: <a href="#">Excellent</a>		Dimensions: <a href="#">1,100 x 1,500 feet/335 x 457 meters</a>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <a href="#">Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</a>			Shrink/Swell Capacity: <a href="#">Moderate with high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</a>	
Adjoining Acreage Available: <a href="#">No</a>		Can Site Be Divided: <a href="#">Yes</a>		Lot Size: <a href="#">Negotiable</a>
<b>Improvements</b>				
Road Distance to Rail: <a href="#">500 feet/152 meters</a>			Name of Railroad: <a href="#">Union Pacific, Southern Pacific, Capital Metro Commuter Rail</a>	
Proximity to Port(s): <a href="#">Three (3) hours to Port of Houston</a>			Other Improvements: <a href="#">Additional 50,000 square feet (4,645 square meters) in-line retail and eight pad sites</a>	
Fenced: <a href="#">Yes</a>			Landscaped: <a href="#">Yes</a>	
Located within an Industrial Park: <a href="#">No</a>			Type of Business: <a href="#">Retail</a>	
Deed Restriction(s): <a href="#">Yes</a>			Covenants: <a href="#">Yes</a>	
<b>Utilities</b>				
City of Leander Services: <a href="#">Department of Engineering, (512) 528-2700</a>		Water - Size of Nearest Line: <a href="#">12 inch/30.5 cm 1-mile/1.6 km west</a> Pressure: <a href="#">60 psi/413.7 kilopascal</a>		Sewer - Size of Nearest Line: <a href="#">18 inch/45.7 cm</a>
Electric Service: <a href="#">Pedernales Electric Cooperative (PEC)</a>		Phone: <a href="#">(830) 868-6041</a>	Facs: <a href="#">(512) 268-0328</a>	Email: <a href="#">Trista.fugate@peci.com</a>
Natural Gas Service: <a href="#">ATMOS Energy, (512) 310-3810,</a>		Size of Nearest Line: <a href="#">6 inch/15.2 cm Poly II</a>		Pressure: <a href="#">Intermediate Pressure located 3,500 feet/1,067 meters south on West South Street</a>
Telecommunication Service: <a href="#">AT&amp;T and/or SuddenLink</a>		Phone: <a href="#">(512) 870-4430 and/or (979) 595-2424</a>	Facs: <a href="#">(512) 870-4475 and/or (979) 595-2445</a>	Email: <a href="#">mm2741@att.com</a> and/or <a href="#">Joe.Bethany@suddenlink.com</a>
Solid Waste Disposal: <a href="#">Clawson Disposal, Inc.</a>		Phone: <a href="#">(512) 259-1709</a>	Facs: <a href="#">(512) 746-5807</a>	Email: <a href="#">clawsondisp@earthlink.net</a>
<b>Sales Information</b>				
Contact: <a href="#">Mr. Brett Baker</a>	Phone: <a href="#">(210) 938-8290</a>	Facs: <a href="#">(210) 938-7788</a>	Email: <a href="#">baker.bret@heb.com</a>	Web Site: <a href="#">www.hebdevelopment.com</a>
Sales Price: <a href="#">\$80,000 to \$110,000 for pad sites up to ten to fifteen years</a>			Lease Price: <a href="#">\$22.00 to \$27.00 per square foot per year with a five year term</a>	
Comments: <a href="#">Northwest corner of US 183 and FM 2243 catty-corner from the Capital Metro Park-and-Ride and Train Station. This beautiful H-E-B Plus Grocery Store located at the intersection of US 183 and FM 2243 opened 23 February 2007. It serves Leander and the greater northwest area of Austin. The Forum Shopping Center includes 50,000+ square feet (4,645 square meters) of retail shop space (<a href="http://www.weitzmangroup.com/propertiesAustin.htm">http://www.weitzmangroup.com/propertiesAustin.htm</a>). A unique blend of retail, service and restaurant tenants will complete the development.</a>				

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